



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

SDLF Platinum-Level of Governance



PLATINUM LEVEL

President – Michael Callahan • Vice-President – Carolyn Graham • Director – Kevin Graves • Director – Bryon Gutow • Director – Ashley Porter

NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TOWN OF DISCOVERY BAY Wednesday May 1, 2024 7:00 P.M.

TO ATTEND IN PERSON: The meeting will be held at the Community Center located at 1601 Discovery Bay Boulevard.

In addition to physical attendance at the address indicated above, the Town of Discovery Bay Community Services District is offering the following teleconferencing options as an alternative means for the public to participate in this meeting.

TO ATTEND BY ZOOM WEBINAR: <https://us06web.zoom.us/j/85454370841>

TO ATTEND BY PHONE: +1 (669) 444 9171 or +1 (719) 359 4580 **WEBINAR ID:** 854 5437 0841

Download Agenda Packet and Materials at <http://www.todb.ca.gov/>

REGULAR MEETING 7:00 P.M.

A. ROLL CALL AND PLEDGE OF ALLEGIANCE

1. Call business meeting to order 7:00 p.m.
2. Pledge of Allegiance.
3. Roll Call.

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

During Public Comments, the public may address the Board on any issue within the District's jurisdiction which is not on the Agenda. The public may comment on any item on the Agenda at the time the item is before the Board for consideration. Any person wishing to speak will have 3 minutes to make their comment. There will be no dialog between the Board and the commenter as the law strictly limits the ability of Board members to discuss matters not on the agenda. We ask that you refrain from personal attacks during comment, and that you address all comments to the Board only. Any clarifying questions from the Board must go through the President. Comments from the public do not necessarily reflect the viewpoint of the Directors.

C. CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered by the District to be routine and will be enacted by one motion.

1. Approve Regular Board of Directors DRAFT Meeting Minutes from April 17, 2024.
2. Approve Register of District Invoices.
3. Approve the Cancellation of the July 3, 2024, Regular Board of Directors Meeting.
4. Approve Director Graves' Attendance at the Alameda County Special District Association/Contra Costa Special District Association (ACSDA/CCSDA) Annual Joint Meeting on July 8, 2024.

D. AREA AGENCIES AND LIAISON REPORTS / PRESENTATIONS

1. Supervisor Diane Burgis, District III Report.
2. Sheriff's Office Report.
3. Contra Costa County Fire Protection District Report.

E. MUNICIPAL ADVISORY COUNCIL

F. PRESENTATIONS

G. DISCUSSION AND POSSIBLE ACTION

1. Discussion and Possible Action to Pass a Resolution to Apply for the California Energy Commission (CEC) Energy Conservation Assistance Act (ECAA) 1.0% Interest Rate Loan Program and Submit the Prepared Solar Renewable Energy Projects CEQA Exemption.
2. Discussion and Possible Action to Approve Go Securities for the Security of the Cornell Bathrooms.

H. MANAGER'S REPORT

I. GENERAL MANAGER'S REPORT

J. DIRECTOR REPORTS

1. Standing Committee Reports.
 - a. Communications Committee Meeting (Committee Members Bryon Gutow and Carolyn Graham) May 1, 2024.
 - b. Parks and Recreation Committee Meeting (Committee Members Michael Callahan and Bryon Gutow) May 1, 2024.
 - c. Water and Wastewater Committee Meeting (Committee Members Kevin Graves and Ashley Porter) May 1, 2024.

K. DIRECTORS REGIONAL MEETING AND TRAINING REPORTS

L. CORRESPONDENCE

M. LEGAL REPORT

N. FUTURE AGENDA ITEMS

R. ADJOURNMENT

1. Adjourn to the next Regular Meeting of the Board of Directors on May 15, 2024 beginning at 7:00 p.m. at the Community Center located at 1601 Discovery Bay Boulevard.

"This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925) 634-1131, during regular business hours, at least forty-eight hours prior to the time of the meeting."

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours."



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

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PLATINUM LEVEL

President – Michael Callahan • Vice-President – Carolyn Graham • Director – Kevin Graves • Director – Bryon Gutow • Director – Ashley Porter

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TOWN OF DISCOVERY BAY Wednesday April 17, 2024 7:00 P.M.

REGULAR MEETING 7:00 P.M.

A. ROLL CALL AND PLEDGE OF ALLEGIANCE

1. Called business meeting to order 7:00 p.m.
2. Director Gutow led Pledge of Allegiance.
3. Roll Call was taken, and all members were present.

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

None.

C. CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered by the District to be routine and will be enacted by one motion.

1. Approve Regular Board of Directors DRAFT Meeting minutes from April 3, 2024.
2. Approve Register of District Invoices.

Director Graves made a Motion to Approve the Consent Calendar.

Director Gutow seconded.

Vote: Motion carried – AYES: 5, NOES: 0, ABSTAINED: 0, ABSENT: 0.

D. PRESENTATIONS

1. Mobile Modular District Office Building Presentation.

General Manager Dina Breitstein introduced Joshua Dean, Business Development Manager with Mobile Modular.

- Modular construction is a method in which a building is constructed at a manufacturing facility in shippable sections, then delivered to the project site for assembly.
- Modular consultant works with client/architect to understand project scope, client's needs, capabilities, budget, along with short/long-term project demands.
- There is a time savings by using modular construction vs. site-build construction.
- Mobile Modular would propose a Pit Set with Pier Support System for the foundation.
- Cranes are utilized to place the modulars into place.
- Electrical crossover connections, completion of HVAC systems, completion of fire sprinkler system, installation of fire alarms, interior wall and texture paint, completion of acoustical ceiling tiles, and flooring are all part of the construction process.
- Benefits of modular construction include speed, high-efficiency, flexibility, longevity, economic benefits, and control of the project.
- Mobile Modular has more than 40 years of experience in the industry.
- Mobile Modular is a nationwide custom modular solutions provider.

Public Comment:

- Speaker inquired if the modular can be built at the factory with rooftop solar.

2. Veolia Monthly Presentation.

Presented by Anthony Harper, Project Manager for Veolia.

- 295 safe working days through March 2024.
- All wells are active.
- Well 5 is officially shut down.
- There were no customer complaints.
- All lift stations are active.

E. DISCUSSION AND POSSIBLE ACTION

None.

F. MANAGER'S REPORT

1. Landscape and Recreation Update.

Presented by Landscape Manager Monica Gallo.

- Solar bollard lights will be installed on Clipper Drive.
- Staff is researching solutions for the decomposed granite issues on Clipper Drive.
- Lifeguard interviews are ongoing.
- Saviano will be doing the Slifer basketball resurfacing, and wall ball resurfacing. It was delayed due to rain.

G. GENERAL MANAGER'S REPORT

None.

H. DIRECTORS REGIONAL MEETING AND TRAINING REPORTS

1. Con Fire Meeting – April 9, 2024 (Director Carolyn Graham)

I. CORRESPONDENCE

1. LAFCO - Special District Member Election 2024 Ballot.

J. LEGAL REPORT

None.

K. FUTURE AGENDA ITEMS

None.

L. OPEN SESSION DISCLOSURE OF CLOSED SESSION AGENDA

(Government Code Section 54957.7)

Legal Counsel Andy Pinasco announced the beginning of the closed session. Any reportable action will be addressed in agenda item O1.

M. CLOSED SESSION

Closed session began at 8:14p.m.

1. Public Employee Performance Evaluation Pursuant to Government Code 54947 (Position: General Manager).
2. Conference with Labor Negotiator Pursuant to Government Code 54957.6
Agency Designated Representative: Michael Callahan / Andy Pinasco
Unrepresented Employee : General Manager

N. RETURN TO OPEN SESSION, REPORT ON CLOSED SESSION

(Government Code Section 54957.1)

- Returned from closed session at 8:43p.m.
- Legal Counsel Andy Pinasco stated all members were present for the entirety of the closed session.
- There is no further reportable action.

O. BUSINESS AND ACTION ITEMS

1. Discussion and Possible Action to Approve Amendment to General Manager Employment Agreement.

Director Porter made a motion to accept staff recommendation to amend the General Manger's contract to reflect a salary increase of \$12,000 a year bringing the salary to \$182,000.00 annually. All benefits remain the same as the previous contract in respect to medical, life insurance, vehicle allowance, matching 457b and six months maximum severance.

Director Gutow seconded.

Vote: Motion carried – AYES: 5, NOES: 0, ABSTAINED: 0, ABSENT: 0.

P. ADJOURNMENT

1. Adjourned at 8:45p.m. to the next Regular Meeting of the Board of Directors on May 1, 2024 beginning at 7:00 p.m. at the Community Center located at 1601 Discovery Bay Boulevard.



Town of Discovery Bay

"A Community Services District"

STAFF REPORT

**AGENDA ITEM:
C2**

Agenda Title: Approve Register of District Invoices.

Meeting Date: May 1, 2024

Prepared By: Margaret Moggia, Finance Manager & Lesley Marable, Accountant

Submitted By: Dina Breitstein, General Manager

RECOMMENDED ACTION:

Staff recommends that the Board approve the listed invoices for payment.

EXECUTIVE SUMMARY:

District invoices are paid on a regular basis and must obtain Board authorization prior to payment. Staff recommends Board authorization in order that the District can continue to pay warrants in a timely manner.

FISCAL IMPACT:

Amount Requested: \$ 426,306.08

Sufficient Budgeted Funds Available?: Yes (If no, see attached fiscal analysis)

Prog/Fund # See listing of invoices. Category: Operating Expenses and Capital Improvements

PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

ATTACHMENTS:

1. Request for Authorization to Pay Invoices for the Town of Discovery Bay CSD 2023/2024

Request for Authorization to Pay Invoices
For The Meeting On May 1, 2024
Town of Discovery Bay CSD
Fiscal Year 7/23 - 6/24

Pacific Gas & Electric	\$110,190.68
GameTime	\$83,970.97
Luhdorff & Scalmanini	\$68,051.28
Lucas Electrical Inc.	\$30,102.00
Saviano Company Inc.	\$30,000.00
Town of Discovery Bay CSD	\$29,487.57
San Joaquin County Office Of Ed	\$22,770.00
Deere & Company	\$17,423.88
Travln Toys, Inc.	\$15,780.63
Precision IT Consulting	\$8,882.37
Freedom Mailing Service, Inc	\$3,591.64
Valencia Janitorial Plus	\$2,222.50
Upper Case Printing, Inc.	\$2,008.61
Discovery Pest Control	\$474.00
SiteOne Landscape Supply, LLC	\$410.83
ODP Office Solutions, LLC	\$365.75
Concentra	\$235.00
Dennis Dean Allen	\$150.00
Alhambra	\$86.38
Utility Refund Customer	\$76.97
Verizon Wireless	\$25.02

\$426,306.08



Town of Discovery Bay

"A Community Services District"

STAFF REPORT

**AGENDA ITEM:
C3**

Agenda Title: Approve the Cancellation of the July 3, 2024, Regular Board of Directors Meeting.

Meeting Date: May 1, 2024

Prepared By: Dina Breitstein, General Manager

Submitted By: Dina Breitstein, General Manager

RECOMMENDED ACTION:

Cancel the July 3, 2024, Regular Board of Directors Meeting.

EXECUTIVE SUMMARY:

The first Regular Board of Directors Meeting in July falls on the Wednesday before the 4th of July holiday. Staff recommends that the July 3, 2024, Regular Board of Directors Meeting be canceled.

Date	Meeting	Time
07/03/2024	Board of Directors Meeting	7:00 PM

The next Regular Board of Directors Meeting will take place on July 17, 2024, at 7:00 PM at the Discovery Bay Community Center.

FISCAL IMPACT:

PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

ATTACHMENTS:

None.



Town of Discovery Bay

“A Community Services District”

STAFF REPORT

Agenda Title: Approve Director Graves’ Attendance at the Alameda County Special District Association/Contra Costa Special District Association (ACSDA/CCSDA) Annual Joint Meeting on July 8, 2024.

Meeting Date: May 1, 2024

Prepared By: Allan Cantando, Assistant General Manager

Submitted By: Dina Breitstein, General Manager

RECOMMENDED ACTION:

Authorize Director Graves to Attend the Alameda County Special District Association / Contra Costa Special District Association (ACSDA/CCSDA) Annual Joint Meeting on July 8, 2024.

EXECUTIVE SUMMARY:

The Alameda County Special District Association (ACSDA) and the Contra Costa Special District Association (CCSDA) hold a free, annual joint meeting to facilitate collaboration, networking, and information sharing among special districts in Alameda County and Contra Costa County, respectively.

Here are some key aspects of the ACSDA/CCSDA Annual Joint Meeting:

- 1. Networking Opportunities:** The meeting provides a platform for administrators, officials, and stakeholders from various special districts within Alameda County and Contra Costa County to network, exchange ideas, and build relationships.
- 2. Information Sharing:** Attendees have the opportunity to share best practices, innovative approaches, and successful strategies related to special district management, governance, service delivery, and community engagement.
- 3. Educational Sessions:** The joint meeting typically includes educational sessions, workshops, and presentations on topics relevant to special district operations, such as finance, legal compliance, governance, technology, and emerging trends in public service delivery.
- 4. Policy Updates:** The meeting may include updates on legislative and regulatory developments impacting special districts in Alameda County and Contra Costa County, as well as discussions on policy advocacy efforts and priorities.
- 5. Collaborative Initiatives:** Special districts may use the joint meeting as an opportunity to explore collaborative initiatives, partnerships, and shared services that can enhance efficiency, effectiveness, and resource utilization across districts.
- 6. Strategic Planning:** Discussions during the joint meeting may focus on strategic planning, goal setting, and prioritization of initiatives to address common challenges, improve performance, and meet the evolving needs of communities served by special districts.

Overall, the ACSDA/CCSDA Annual Joint Meeting serves as a valuable platform for special districts in Alameda County and Contra Costa County to come together, collaborate, and learn from each other, ultimately contributing to the effective and efficient delivery of essential services to residents and stakeholders.

Staff Recommends authorizing Director Graves to attend the Alameda County Special District Association / Contra Costa Special District Association (ACSDA/CCSDA) Annual Joint Meeting on July 8, 2024.

FISCAL IMPACT:

N/A

PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

ATTACHMENTS:



Town of Discovery Bay

“A Community Services District”

STAFF REPORT

Agenda Title: Discussion and Possible Action to Pass a Resolution to Apply for the California Energy Commission (CEC) Energy Conservation Assistance Act (ECAA) 1.0% Interest Rate Loan Program and Submit the Prepared Solar Renewable Energy Projects CEQA Exemption.

Meeting Date: May 1, 2024

Prepared By: John Burdette, Veolia Senior Business Development Manager Sustainable Industries & Buildings

Submitted By: Dina Breitstein, General Manager

RECOMMENDED ACTION:

Staff recommends that the Board of Directors pass a resolution to apply for the CEC ECAA 1.0% Interest Loan and find that the Solar Renewable Energy Projects are CEQA exempt.

EXECUTIVE SUMMARY:

The Town paid PG&E just over \$1,417,829.00 in fiscal year 2022-2023 in electricity and natural gas to operate all facilities and infrastructure.

Earlier this year, the California Public Utilities Commission (CPUC) along with Pacific Gas & Electric (PG&E) ruled that their Net Energy Metering – Aggregation (NEM-A) v2.0 program would stop accepting applications on February 13th, 2024. This NEM-A v2.0 program provides very lucrative credit incentives for entities such as the Town. After this program stops accepting applications, the bill credits that can be generated by the Town will reduce to up to 75%, which would make solar renewable energy generation very difficult to justify from a financial return on investment perspective.

At the beginning of the 2023, the Federal Government also approved the Inflation Reduction Act (IRA) which provides grants and incentives for municipalities and special districts to generate clean renewable energy versus purchasing that electricity from the local utility provider. These grants and incentives can pay for up to 25%-50% of the program costs, resulting in a very handsome savings and return on investment for those entities that take advantage of these programs.

The California Energy Commission (CEC) also offers a subsidized financing program through their Energy Conservation and Assistance Act (ECAA) Loan Program whereas the Town can borrow up to \$3,000,000.00 at 1.0% interest over a 17-20-year term. In this economic and interest rate environment, this is the most attractive financing vehicle available for funding these types of energy savings and renewable energy generation and storage programs.

If the Town requires additional funding above and beyond the CEC ECAA 1.0% Loan Program, there is additional funding available through the California Infrastructure Bank (iBank) and through a Tax-Exempt Municipal Lease Purchase.

Veolia has offered the Town of Discovery Bay Community Services District (Town) an opportunity to participate in their Sustainable Industries & Buildings (SIB) program through Veolia's wholly owned Enovity Company to help the Town significantly reduce utility and operating costs, increase resiliency, as well as reduce greenhouse gas emissions.

Enovity, a wholly owned subsidiary of Veolia North America (Veolia), has conducted a preliminary energy audit of the Town's highest energy consuming facilities including, but not limited to, the wastewater treatment plant #1 and #2, the Newport Water Treatment Plant, Newport Lift Station, Willow Lake Water Treatment Plant, the Community Center, Well #1 and Well #7. Veolia has identified opportunities for the Town to save millions of dollars over the life of the identified infrastructure upgrades.

As an approved Energy Services Company (ESCO) with the State of California Department of General Services (DGS), Veolia proposed to develop, design, turnkey install, operate and maintain all proposed upgrades with guaranteed performance and savings leveraging the California Government Code 4217.

The proposed system will also fix the cost of electricity for the amount of electricity that the solar renewable energy system produces, offering the Town a guaranteed hedge against the high inflation of PG&E delivered power and offer an avoided utility cost savings for the Town and its residents. Over the last 40+ years, PG&E electricity cost have escalated at a 10%+ rate annually when including all fees and taxes. The cost of PG&E electricity is forecasted to rise at even higher escalation rates throughout 2030 due to the undergrounding of electrical transmission lines over thousands of miles and the adoption of Electric Vehicles (EV) which increase both cost and demand of electricity for PG&E ratepayers.

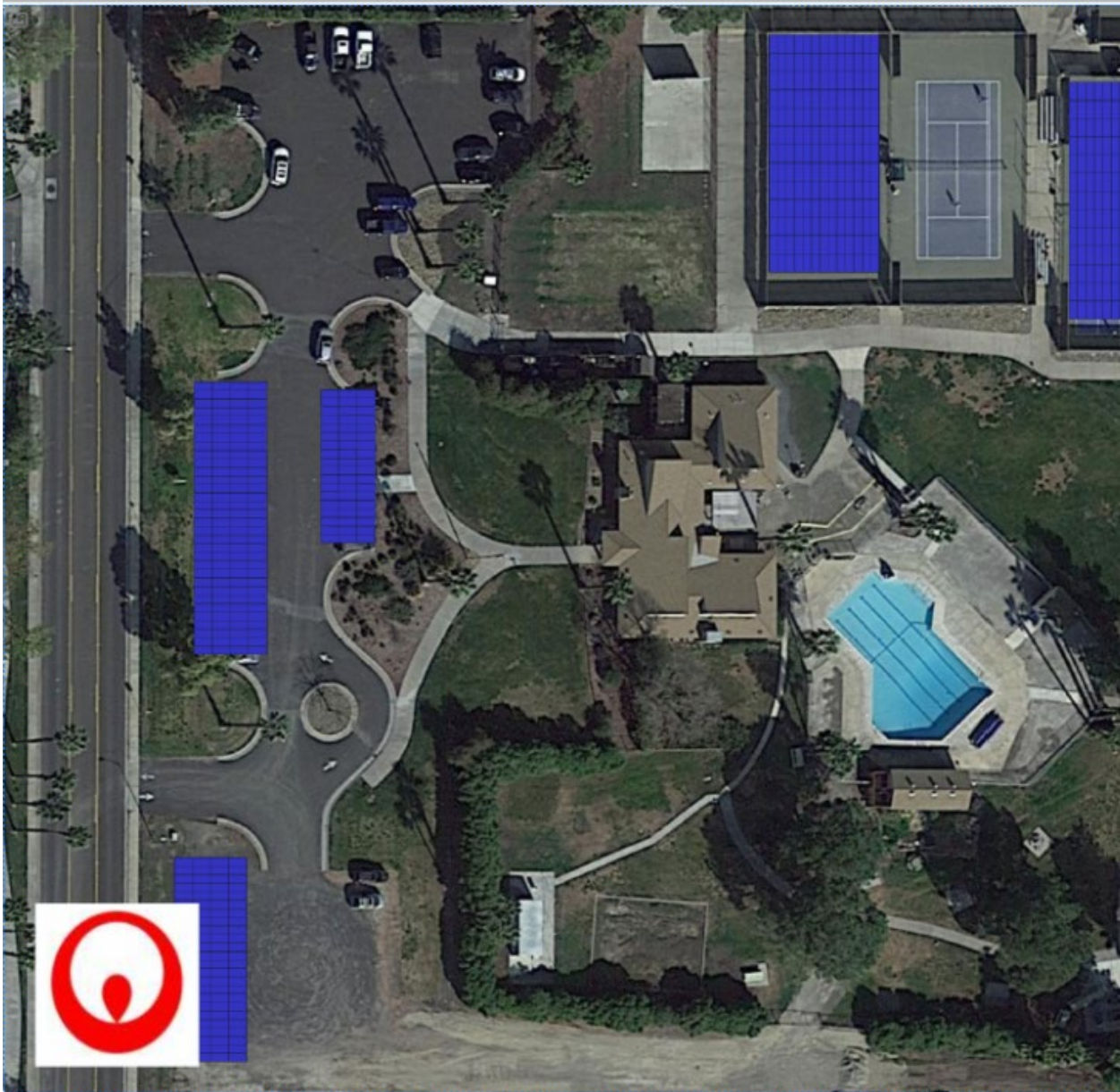
UPDATE:

The Net Energy Metering Aggregation (NEM-A) Interconnection Designs and Applications were submitted before the deadline of February 13th, 2024, in order to get the Town grandfathered on this more lucrative NEM-A program for Community Center and the Willow Water Treatment Plant (Phase 1) Project in the Comprehensive Energy Conservation Program. The Wastewater Treatment Plant Solar Renewable Energy System and various other Energy Conservation Measures are currently being developed to be presented at a later date.

NEXT STEPS:

The next step in this process is for the Board of Directors to pass a resolution in order to apply for the California Energy Commission (CEC) Energy Conservation Assistance Act (ECAA) 1.0% Interest Rate Loan Program. This application requires a passed resolution by the Board of Directors as well as a finding that the project is CEQA Exempt. [Please note that the approval to submit the loan application with the CEC is not a binding commitment to Veolia Sustainable Buildings USA West at this time.](#)

PROPOSED SOLAR SYSTEM DESIGN & LAYOUT:



ENVIRONMENTAL:

The project is deemed to be categorically exempt from CEQA and Veolia plans to file a Notice of Exemption (NOE) on the Town's behalf, which will include a brief description of the proposed project, the location of the project, a finding that the project is exempt from CEQA, including a citation to the appropriate exemption, and a brief statement of the reasons to support the finding that this project is exempt per CEQA guidelines (15062(a).)

The NOE will trigger a 35-day statute of limitations for challenging the agency's decision that the project is exempt from CEQA. (Pub. Res. Code 21167(d); Guidelines 15062(d).)

Staff recommends that the Board of Directors pass a resolution to apply for the CEC ECAA 1% Interest Loan and find that the Solar Renewable Energy Projects are CEQA exempt.

FISCAL IMPACT: \$0.00

PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

January 17, 2024 - Veolia Memorandum of Agreement (MOA) – Energy Conservation & Renewable Energy Program Development.

ATTACHMENTS:

1. Draft Resolution 2024-05
2. Solar Loan Cash Flow Analysis.
3. Veolia Presentation.



**TOWN OF DISCOVERY BAY
COMMUNITY SERVICES DISTRICT**

RESOLUTION 2024-05

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TOWN OF DISCOVERY BAY,
A CALIFORNIA COMMUNITY SERVICES DISTRICT,
AUTHORIZING VEOLIA SUSTAINABLE BUILDINGS USA WEST, INC., A VEOLIA
COMPANY AND THE GENERAL MANAGER, TO COMPLETE AND SUBMIT ALL
NECESSARY DOCUMENTS AND AN APPLICATION FOR A CALIFORNIA ENERGY
COMMISSION (CEC) ENERGY CONSERVATION ASSISTANCE ACT (ECCA) LOAN
AND FINDING THE ACTIVITY FUNDED BY SUCH LOAN TO BE EXEMPT FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

WHEREAS, the California Energy Commission provides loans to schools, hospitals, local governments, special districts, and public care institutions to finance energy efficiency improvements;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Board of Directors of the Town of Discovery Bay Community Services District authorizes Veolia Sustainable Buildings USA West, Inc. to apply for an energy efficiency loan from the California Energy Commission to implement energy efficiency measures.

SECTION 2. That in compliance with the California Environmental Quality Act (CEQA), the board of Directors of the Town of Discovery Bay finds that the activity funded by the loan is a project that is categorically exempt under 15301 and 15304 because the solar sites proposed are part of an existing facility and/or minor alterations to land.

SECTION 3. That if recommended for funding by the California Energy Commission, the Board of Directors of the Town of Discovery Bay Community Services District authorizes the General Manager, to accept a loan up to three million dollars and zero cents (\$3,000,000.00) and to execute all documents necessary or required to obtain such loan.

SECTION 4. That the amount of the loan will be paid in full, plus interest, under the terms and conditions of the Loan Agreement, Promissory Note and Tax Certificate of the California Energy Commission.

SECTION 5. That the General Manager, Dina Breitstein, is hereby authorized and empowered to execute in the name of the Town of Discovery Bay Community Services District all necessary documents to implement and carry out the purpose of this resolution, and to undertake all actions necessary to undertake and complete the energy efficiency projects.

PASSED, APPROVED AND ADOPTED THIS 1ST DAY OF MAY 2024.

Michael Callahan
Board President

I hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the Town of Discovery Bay Community Services District at a regularly scheduled meeting, held on May 1, 2024 by the following vote of the Board:

AYES:
NOES:
ABSENT:
ABSTAIN:

Dina Breitstein
Board Secretary



FINANCIAL PRO FORMA
CONFIDENTIAL & PROPRIETARY



Year	Annual ECAA Loan Payment	O&M & PeCu	Maintenance Savings & Avoided Capital Expenditure	Grants, Rebates & Incentives	Projected Utility Cost Reduction	Annual Cost Savings	Cumulative Cost Savings
0	\$ -	\$ -	\$ -	\$ -	\$ 191,981	\$ 191,981	\$ 191,981
1	\$ 203,834	\$ 11,196	\$ -	\$ 759,332	\$ 203,500	\$ 747,802	\$ 939,783
2	\$ 203,834	\$ 11,532	\$ -	\$ -	\$ 215,710	\$ 344	\$ 940,127
3	\$ 203,834	\$ 11,878	\$ -	\$ -	\$ 228,652	\$ 12,941	\$ 953,067
4	\$ 203,834	\$ 12,234	\$ -	\$ -	\$ 242,372	\$ 26,303	\$ 979,371
5	\$ 203,834	\$ 12,601	\$ -	\$ -	\$ 256,914	\$ 40,479	\$ 1,019,849
6	\$ 203,834	\$ 12,980	\$ -	\$ -	\$ 272,229	\$ 55,515	\$ 1,075,365
7	\$ 203,834	\$ 13,369	\$ -	\$ -	\$ 288,668	\$ 71,466	\$ 1,146,831
8	\$ 203,834	\$ 13,770	\$ -	\$ -	\$ 305,989	\$ 88,385	\$ 1,235,215
9	\$ 203,834	\$ 14,183	\$ -	\$ -	\$ 324,348	\$ 106,131	\$ 1,341,546
10	\$ 203,834	\$ 14,609	\$ -	\$ -	\$ 343,809	\$ 125,366	\$ 1,466,913
11	\$ 203,834	\$ 15,047	\$ -	\$ -	\$ 364,437	\$ 145,557	\$ 1,612,469
12	\$ 203,834	\$ 15,498	\$ -	\$ -	\$ 386,303	\$ 166,971	\$ 1,779,441
13	\$ 203,834	\$ 15,963	\$ -	\$ -	\$ 409,482	\$ 189,685	\$ 1,969,126
14	\$ 203,834	\$ 16,442	\$ -	\$ -	\$ 434,051	\$ 213,775	\$ 2,182,900
15	\$ 203,834	\$ 16,935	\$ -	\$ -	\$ 460,094	\$ 239,325	\$ 2,422,225
16	\$ 203,834	\$ 17,443	\$ -	\$ -	\$ 487,699	\$ 266,422	\$ 2,688,647
17	\$ -	\$ 17,967	\$ -	\$ -	\$ 516,961	\$ 498,995	\$ 3,187,641
18	\$ -	\$ 18,506	\$ -	\$ -	\$ 547,979	\$ 529,473	\$ 3,717,115
19	\$ -	\$ 19,061	\$ -	\$ -	\$ 580,858	\$ 561,797	\$ 4,278,911
20	\$ -	\$ 20,222	\$ -	\$ -	\$ 615,709	\$ 327,838	\$ 4,606,750
21	\$ -	\$ 20,222	\$ -	\$ -	\$ 652,652	\$ 632,430	\$ 5,239,180
22	\$ -	\$ 20,828	\$ -	\$ -	\$ 691,811	\$ 670,982	\$ 5,910,162
23	\$ -	\$ 21,453	\$ -	\$ -	\$ 733,319	\$ 711,866	\$ 6,622,028
24	\$ -	\$ 22,097	\$ -	\$ -	\$ 777,319	\$ 755,222	\$ 7,377,250
25	\$ -	\$ 22,760	\$ -	\$ -	\$ 823,358	\$ 801,198	\$ 8,178,448
26	\$ -	\$ 23,442	\$ -	\$ -	\$ 873,395	\$ 849,953	\$ 9,028,401
27	\$ -	\$ 24,146	\$ -	\$ -	\$ 925,799	\$ 901,653	\$ 9,930,054
28	\$ -	\$ 24,870	\$ -	\$ -	\$ 981,347	\$ 956,477	\$ 10,886,530
29	\$ -	\$ 25,616	\$ -	\$ -	\$ 1,040,228	\$ 1,014,611	\$ 11,901,142
30	\$ -	\$ 26,385	\$ -	\$ -	\$ 1,102,641	\$ 1,076,256	\$ 12,977,398
Totals	\$ 3,261,341	\$ 800,904	\$ -	\$ 759,332	\$ 16,280,311	\$ 12,977,398	\$ 12,977,398

Return on Investment 435.81%

- Notes:**
- 01.) Veolia Sustainable Buildings USA West, Inc., is not a Municipal Financial Advisor and this tool is used to confirm if the proposed project is "Budget Neutral" or better in compliance with CA Government Code 4217.
 - 02.) Project has been sized to take advantage of the Federal Investment Tax Credit (ITC) to be paid to the TODB CSD directly through Inflation Reduction Act granting these tax credits as a cash payment to municipalities.
 - 03.) Project savings are based upon securing the Net Energy Metering - Aggregation v2.0 program.
 - 04.) Financing to be secured through the California Energy Commission (CEC) Energy Conservation Assistance Act (ECAA) (1% Interest) Loan Program
 - 05.) CEC ECAA Loan Program will require TODB CSD to make progress payments during construction and submit copy of invoice and check for reimbursement monthly.
 - 06.) Scope of work does not include tax consulting services that may be required to secure the Federal Investment Tax Credit (ITC) Cash Payment Option for Municipalities and Special Districts.

ASSUMPTIONS & INPUTS	
BASE PROJECT COST	\$ 2,835,976
CONTINGENCY	\$ 141,798
TOTAL PROJECT COST	\$ 2,977,773
ECAA LOAN AMOUNT	\$ 3,000,000
ECAA FINANCE TERM (YEARS)	16
ECAA INTEREST RATE	1.00%
UTILITY ESCALATION	6.0%
CALCULATED SAVINGS	\$ 191,981
LIGHTING MAINTA/VOIDED COST SAVINGS	\$ -
HVAC MAINTA/VOIDED COST SAVINGS	\$ -
SOLAR O&M COST	\$ 11,196
DOMINANT ESCALATION	3.0%
TOTAL SGP	\$ -

15.6354638



Veolia North America

Sustainable Industries & Buildings (SIB)

Opportunities for the Town of Discovery Bay CSD

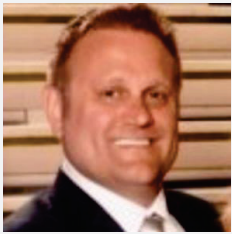
Energy, Water & Wastewater Solutions

Prepared by: John J. Burdette III, CEM, CDSM, LEED AP

05/01/2024



INTRODUCTIONS



John J. Burdette III, CEM, CDSM, LEED AP
Senior Business Development Manager
Sustainable Industries & Buildings
Veolia North America

Mobile: +1-530-368-7886
Email: john.burdette@veolia.com



VEOLIA SIB ENERGY PROGRAM SUPPORTED BY:



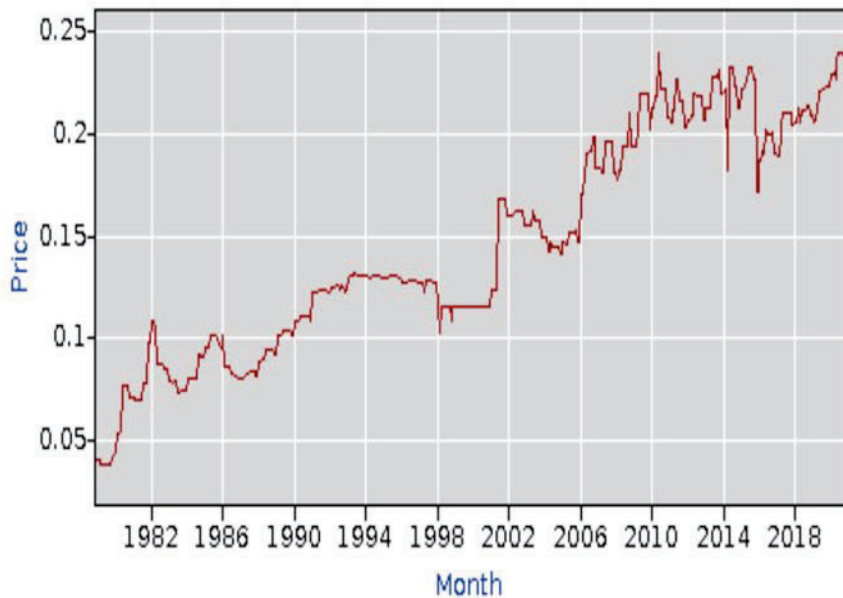
CHALLENGES – TOWN OF DISCOVERY BAY

Where do you go from here?

- Utility Grid Reliability – Dirty Power – Equipment Loss
- Resiliency – Power Outages - Public Safety Power Shutoffs
- High Energy Costs Escalation, over 10%+ annual average!
- Stranded / Aging Assets and Infrastructure
- Climate Change – Drought, flooding, wildfires and severe weather events are more common now than ever before in our history.
- Limited Financial Resources
- Growing Pains – Future Planned Expansion
- Limited Internal Resources to Develop Programs



UTILITY COSTS ON THE RISE (PG&E TERRITORY)



476%	Total Price Increase over dataset
11.32%	Average Annual Increase

Over 25% escalation in the last two years!

<https://beta.bls.gov/dataViewer/view/timeseries/APUS49B72610>

CPUC Decision Net Energy Metering (NEM-A v2.0)

- Reducing the economic value of going solar 50-75% from what it is today.
- Consumers get some of the best net metering benefits across the country under NEM 2.0
- These benefits will come to an end with the implementation of California's NEM 3.0



CPUC Decision Net Energy Metering (NEM-A v2.0)

CPUC will grandfather older systems in and continue to uphold the original agreements. This means going solar now would most likely allow you to lock in the net metering 2.0 benefits for 20 years.



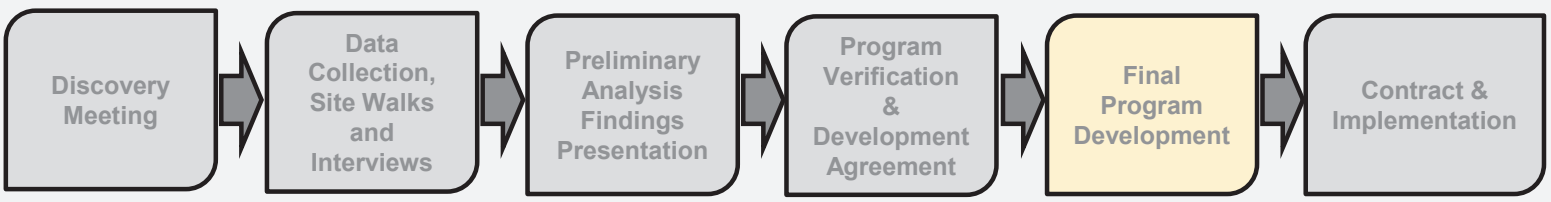
PROGRAM GOALS – TOWN OF DISCOVERY BAY

Where do you go from here?



1. To increase resiliency for critical facilities for the Town of Discovery Bay
2. To reduce long-term cost savings through reduced electricity, gas and water usage.
3. Upgrade antiquated and inefficient equipment
4. To reduce carbon footprint and greenhouse gas emissions
5. To secure grants, rebates and incentives that are available to Town of Discovery Bay
6. To utilize the Community Center as an Emergency Response Center in the event of a climate or other emergency.
7. Provide a comfortable and safe environment for all occupants of TODB CSD facilities
8. Minimize the financial and technical risk to the TODB CSD
9. Community Outreach
10. Provide comprehensive funding solution to the TODB CSD
11. Pilot EV charging program at Community Center
12. Fix and enhance lighting at the Community Center
13. Acquisition of property across the street and develop a water tower storage solution
14. Design for future expansion of community

VEOLIA'S PROVEN (SIB) PROGRAM (Phase 1)



- Introduce Veolia SIB Program
- Identify Challenges/ Trends
- Identify Goals & Objectives
- Action Plan

- Collect facility information and square footages of your facilities.
- Collect and analyze your utility cost and consumption data.
- Identify any existing technical issues or deferred maintenance scope items..

- Select Scope of Work Measures to include in the program development process
- Estimated Savings
- Estimated Implementation Costs
- Estimated Greenhouse Gas Emission Reductions

- Verify Detailed Scope of Work
- Funding Solution
- Identify and Apply for Rebates, Grants and Incentives
- Confirm Schedule
- Review Financial Performance
- Draft Program Contract Review

- Finalize Funding Solutions
- Post Two Week Notice for CA Government Code 4217 Compliance
- Public Hearing & Resolution During Regularly Scheduled Board Meeting
- Present Final Guaranteed Costs & Savings
- Board Resolution

- Execute Contract
- Implementation of Measures
- Measurement & Verification (M&V)
- Energy Management Services
- Performance Guarantee
- Hubgrade

Community Center & Willow Water Treatment Facility

- Energy Efficiency
- LED Lighting Upgrades
- Operational Efficiency
- Solar Renewable Energy Generation
- Battery Energy Storage Systems
- Microgrid Controls for Resiliency
- High Efficiency Motors
- Variable Frequency Drives on Pumps
- Water storage tower and pumped hydro renewable energy generation



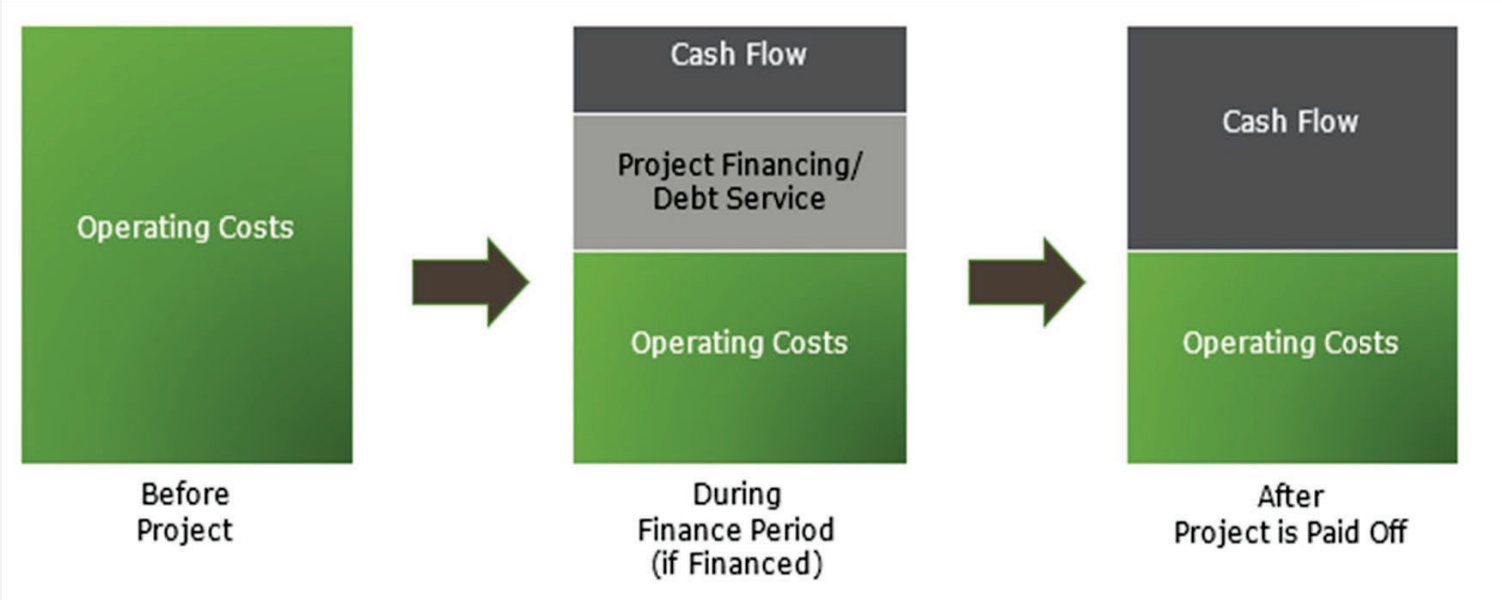
Solar Renewable Energy System (Community Center & Willow Water Treatment Plant)



System Metrics

Design	Carport + Tennis Court Design - Rev 1
Module DC Nameplate	327.8 kW
Inverter AC Nameplate	306.0 kW Load Ratio: 1.07
Annual Production	526.7 MWh
Performance Ratio	83.8%
kWh/kWp	1,606.7
Weather Dataset	TMY, 10km grid (37.95,-121.65), NREL (prospector)
Simulator Version	777b718993-f6381194ac-e9973d006f-c84f454926

BUDGET NEUTRALITY



FUNDING SOLUTIONS

Leveraging Available Funding

California Energy Commission (CEC) Energy Conservation Assistance Act (ECAA) 1% Interest Loan Program

The State of California has issued many grants and subsidized financing programs for Energy Efficiency, Energy Storage, Renewable Energy Generation and Electric Vehicle (EV) Infrastructure.

Inflation Reduction Act (IRA) 30% Investment Tax Credit (Cash Grant Option for Municipalities)

With the passing of the IRA, the Federal Investment Tax Credit (ITC) will provide a cash payment option for municipalities and special districts up to 30% of the cost to implement the solar renewable energy program.

Operation & Maintenance by Veolia is provided with a Performance Guarantee so district will not be burdened with maintaining the system.



INVESTMENT PERFORMANCE

Net Energy Metering (NEM-A) v2.0

\$ 2,997,773.00

\$ 764,432.00

\$ 2,233,341.00

435.81%

\$12,977,398.00

Base Program Cost

Federal ITC Grant Payment

Base Program Cost After Federal ITC Grant Payment

Return on Investment (ROI)

Savings / Avoided Electricity Costs over Life of the Program
(Includes O&M for life of the system)



ENVIRONMENTAL BENEFITS

Carbon Reduction & Climate Action Planning Goals per AB32



(368) Metric Tons of Carbon Dioxide (CO2) Equivalent Reduction Annually!

This is equivalent to greenhouse gas emissions from:

87.6 gasoline-powered passenger vehicles driven for one year	941,136 miles driven by an average gasoline-powered passenger vehicle
---	--


This is equivalent to CO₂ emissions from:

41,407 gallons of gasoline consumed	36,147 gallons of diesel consumed
405,543 pounds of coal burned	4.9 tanker trucks' worth of gasoline
48 homes' energy use for one year	72.6 homes' electricity use for one year

Hubgrade

Advanced Intelligence (AI) coupled with Human Experience



 Environmental solutions for business, industry and communities

Town of Discover Bay Sustainability Journey

• Introduction to Veolia’s Facility & Building Services (FBS) Program	08/2023
• Presentation to Water & Wastewater Committee	10/2023
• Utility and Site Data Collection	11/2023
• Preliminary Site Walks	12/2023
• Preliminary Utility Data Analysis	12/2023
• Presentation of the Preliminary Analysis and ECM Selection	01/2024
• Program Memorandum of Agreement (MOA)	01/2024
• PG&E Solar Design and Interconnection Applications Submitted for NEM-A v2.0	02/2024
• Program Development	04/2024
• <u>CEC ECAA 1% Interest Loan Program Application & CEQA Board Resolution</u>	05/2024
• CEC Required Feasibility Study Finalization	07/2024
• CEC Loan Funding – Estimated March 2025	03/2025
• Targeting Phase 1 Implementation Summer 2025	06/2025



Only with Veolia can you achieve!

- **Leverage of Tax Incentives and Cash Payments Funding:** Veolia aids the TODB CSD in securing the Federal 30% Investment Tax Credit (ITC) with Cash Payment to Special Districts to reduce capital expense of implementing the system.
- **Financing Solutions:** Veolia assists the TODB CSD in identifying rebate, incentives, and low interest financing options that are available.
- **Decrease Operating Costs (Utility and O&M):** Veolia helps stabilize budgets from volatility in the energy marketplace and once the debt service is paid in full, all subsequent energy cost savings are realized, and operating budgets are permanently lowered.
- **Hedge Against Historical High Utility Escalation Rates:** PG&E has high electric escalation rates as illustrated by the data over the last 40 years. Veolia's proposed program will hedge against these inflationary pressures.
- **Guaranteed Performance:** Veolia is obligated to pay in the event of an energy savings shortfall and must guarantee the energy savings. If actual savings are lower than guaranteed, Veolia reimburses the owner for the shortfall.
- **Measurement & Verification:** Annual energy savings verification is conducted per the International Performance Measurement & Verification Protocol (IPMVP), an industry standard to prove the savings is being achieved.
- **Accountability:** Veolia serves as the single point of accountability. No finger pointing between consultants, subcontractors and equipment manufactures / vendors.
- **Create Long Term and Sustainable GHG / Carbon Footprint Reduction:** Hubgrade energy & carbon footprint reduction dashboards.

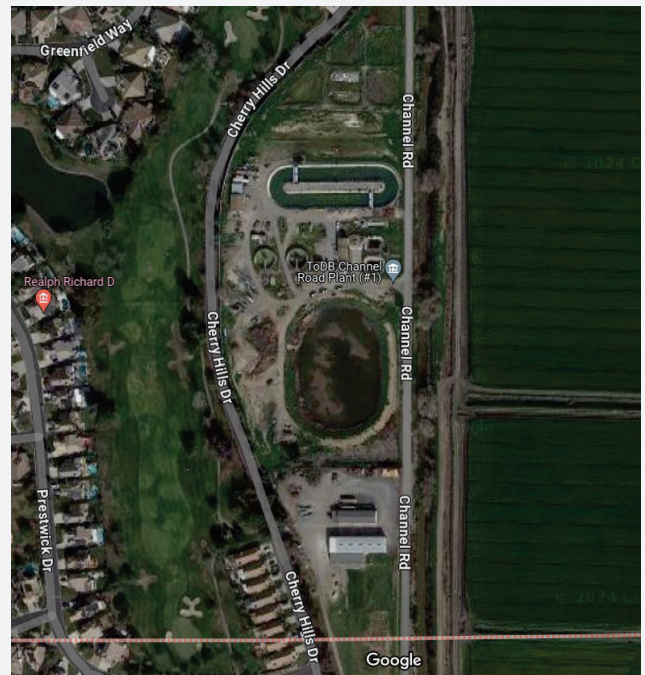


| *Questions?*



Wastewater Treatment Plant #1

- Energy Efficiency
- LED Lighting Upgrades
- Operational Efficiency
- Solar Renewable Energy Generation
- Battery Energy Storage Systems
- Microgrid Controls for Resiliency



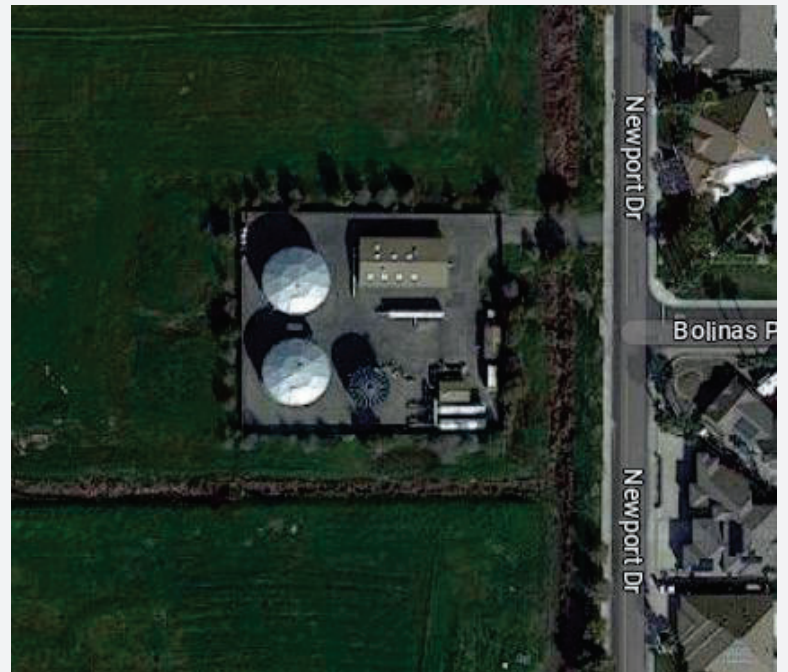
Wastewater Treatment Plant #2

- Energy Efficiency
- LED Lighting Upgrades
- Operational Efficiency
- Solar Renewable Energy Generation
- Battery Energy Storage Systems
- Microgrid Controls for Resiliency
- High Efficiency Motors
- Variable Frequency Drives on Pumps & Blowers




Newport Water Treatment Facility

- Energy Efficiency
- LED Lighting Upgrades
- Operational Efficiency
- Solar Renewable Energy Generation
- Battery Energy Storage Systems
- Microgrid Controls for Resiliency
- High Efficiency Motors
- Variable Frequency Drives on Pumps



Discovery Bay Community Expansion

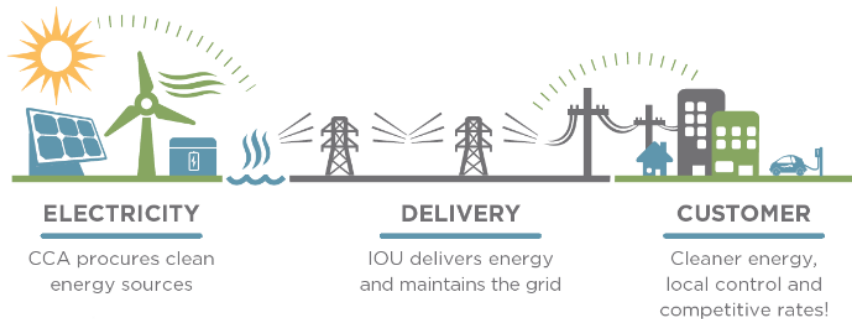


 Environmental solutions for business, industry and communities

Community Choice Aggregation

How Community Choice Works

Through Community Choice Aggregation (CCA), communities can join together to pool (or aggregate) their electricity load in order to purchase clean energy and develop local projects and programs on behalf of their residents and businesses. Aggregators work in partnership with the region's existing Investor-Owned Utility (IOU), which continues to deliver power and maintain the grid.



Community Choice Aggregation

- ✓ Consumer choice, local control, and accountability
- ✓ Policy tool to help communities reach their climate and economic goals
- ✓ Transition to a cleaner, more efficient energy supply
- ✓ Revenues reinvested in the community, not distributed to shareholders
- ✓ Development of new renewable energy projects
- ✓ Tool for communities to establish local energy resources and programs such as solar+storage for resilience, low-income solar, EV vehicle and infrastructure incentives, feed-in-tariff, net energy metering (NEM), energy efficiency, demand response, and more



COMMON ENERGY CONSERVATION MEASURES FOR LOCAL GOVERNMENT

Facility & Infrastructure Controls System (BAS)

- Energy Dashboards with Analytics
- New Building Controls Systems
- Integrating Existing Controls Systems
- Occupancy Control Systems
- Control System Maintenance
- Measurement & Verification Systems

Energy Education & Training

- Conservation Curriculum
- Dedicated On-Site Resources
- Energy Policy Development
- Climate Action Planning (CAP)
- Energy Kiosks
- Energy Management Services

Building Envelope

- Window Replacements / Upgrades
- Door Systems
- Cool Roof Systems
- Wall Insulations
- Weather Stripping

Renewable & Non-Renewable Energy Generation & Storage

- Landfill Gas Capture
- Solar Photovoltaic
- Solar Thermal
- Battery Storage
- EV Charging Stations
- Biogas Cogeneration
- Geothermal
- Wind Turbines
- Generation System Maintenance

Lighting Systems

- Daylight Harvesting
- Street Lighting
- Traffic Lighting
- Interior & Exterior Lighting Retrofits
- Occupancy Sensors
- Exit Sign LED Retrofits
- Dimming Systems
- Bi-Level Switching
- Lighting Maintenance Services

Water / Wastewater Management

- Pumping Optimization
- Irrigation Controls & Retrofit
- Weather Based Irrigation Systems
- AMR - Automated Meter Reading
- AMI - Advanced Meter Infrastructure
- Wastewater Treatment Upgrades
- Waste Water Treatment Maintenance

HVAC Systems

- Central Utility Plants
- Central Plant Optimization
- HVAC Equipment Replacements
- Variable Speed HVAC Controllers
- Demand Control Ventilation
- Piping System Retrofits
- Air Handling System Retrofits
- Waterside Economizers
- Water Treatment Systems
- HVAC System Maintenance

Other Systems & Services

- Smart City Technologies
- Fire Alarm Systems
- CCTV Security Systems
- Intrusion Security Systems
- Oil Recycling Programs
- Computer Power Management
- High Efficiency PC's
- Vending Machine Controls
- Power Factor Correction
- Program & Construction Management
- Master Planning



Town of Discovery Bay

“A Community Services District”

STAFF REPORT

Agenda Title: Discussion and Possible Action to Approve Go Securities for the Security of the Cornell Bathrooms.

Meeting Date: May 1, 2024

Prepared By: Allan Cantando, Assistant General Manager

Submitted By: Dina Breitstein, General Manager

RECOMMENDED ACTION:

Authorize the General Manager to execute any and all contracts with Go Securities for Cornell Park bathroom security.

EXECUTIVE SUMMARY:

At the November 15, 2023, Board of Directors meeting, the Board approved security fencing for the two (2) Cornell Park bathroom buildings. The cost for the fencing at that time totaled \$26,810.

The Board of Directors approved the security fencing with a caveat that staff returns to the Park and Recreation Committee with additional information on how to secure the bathrooms, potentially having staff lock/unlock the bathrooms during business hours or researching a programmable time lock on the four (4) gates to the two (2) bathroom buildings.

Staff did receive one quote from a lock vendor specializing in programmable locks as well as one electrical estimate to provide power to the locks. The quote from the lock vendor includes the 4 locks, necessary hardware and labor to install and program the locks on the four (4) fencing gates. The quote from the electrical vendor includes labor to run electrical conduit as well as removing and installing new energy efficient overhead light fixtures in both bathroom buildings.

The quotes from the lock vendor and electrical vendor totaled \$24,985.95. With the fencing cost (\$26,810) and the two above-mentioned quotes, the new cost of this project is now \$51,758.95.

Limitations: As noted in the November 15, 2023, Board of Directors meeting, we do not have the staff to unlock the bathrooms on weekends if there is a park rental. In short, the staff has the ability to unlock the bathrooms at 7:30 AM and lock the bathrooms at 3:00 PM during spring, fall and winter hours. During the summer months, landscaping staff adjust their hours. During the summer months, the bathrooms would be unlocked at 6:30AM and locked at 2:00 PM.

At this time, staff have yet to enter into a contract with the fence vendor and no work has been completed.

Most Recent Vandalism: It should be noted that during the time frame between February 23, 2024, to February 26, 2024, the women’s bathroom at the North end of the park was vandalized. The bathrooms were left open during the weekend due to a baseball field rental. See attached photos.

Staff asked the Parks and Recreation Committee to provide direction with any suggestions, to include, but not limited to:

- Continue to get two (2) more quotes for programmable locks; and two (2) more quotes for electrical.
- Move forward with the security fencing and forgo the programmable locks and electrical.
- Remove the bathrooms or permanently lock the bathrooms.
- Have staff explore other possible solutions.

At the March 6, 2024 Parks and Recreation Committee meeting staff was directed to look at further options with an emphasis on getting fencing on the upper part (roof area) as soon as possible. Unfortunately, the original fencing vendor does not want to start a project like this until all vendors come together and complete the project as a total package due to the possibility once fencing and gating is secured, the project may have to be retrofitted to accommodate the vendor providing the locking mechanism and necessary hardware.

UPDATE: Since the March 6, 2024 Parks and Recreation Committee, Staff reached out to approximately fifteen (15) General Contractors in an attempt to get additional bids. Of the Fifteen (15) vendors contacted, a majority told staff they do not engage in this type of work and focus on kitchens, bathrooms, bedroom remodels or insurance repair work.

Staff was able to get three (3) General Contractor Companies (Go Securities, Construction West and Giant Construction) to come visit the site. Giant Construction advised they would have to sub out vendors for the fencing and electrical. Construction West advised they are having difficulty finding the lock mechanism for the gates, while a third vendor (Go Securities) specializes in these types of projects. Go Securities advised his bid would include a cellular option at one of the buildings to allow the programable locks to be programmed electronically through a laptop computer. Although there is a monthly cell phone charge for this project, it would mitigate the issues of having staff to unlock / lock the bathrooms and having staff add / remove entry codes into the bathrooms.

After speaking with the three (3) vendors noted above, Giant Construction failed to submit a bid for the project.

The two (2) bids are attached from General Contractors who would install and oversee the bathroom project. The bids are \$53,588 from Go Securities and \$58,465 from Construction West.

Staff also received bids from three (3) independent vendors (Delta Fence, Access Door Solutions and Lucas Electric) to complete the project in a piecemeal method. The combined cost using the 3 independent vendors totals \$50,525. By completing the project using three (3) independent vendors, there is no General Contractor and staff is concerned that if there are issues with construction, it may be difficult to hold the vendors accountable for problems that might arise.

Staff is recommending the Town of Discovery Bay contracts with Go Securities as they are the only vendor that provide a cellular solution (costing between \$44 to \$54 monthly depending on data updates) that would allow staff to program the locks remotely via laptop computer, saving staff time from manually reprogramming the locks after a park rental.

FISCAL IMPACT:

\$53,588

PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

November 15, 2023, Board of Directors Meeting.

ATTACHMENTS:

1. Bid from Go Securities.
2. Bid from Construction West.
3. Bids from Delta Fence, Access Door Solutions and Lucas Electric.
4. Pictures of recent vandalism in the women's bathroom at Cornell Park.
5. Pictures of gate and fencing.

GO SECURITIES
Automated Gate Systems
Access Control



105 Fuschia Court Martinez CA 94553 5037 * LIC #644526
 (925) 671-2565 * gosecurities@hotmail.com * Cell (925) 383-3644

DATE: 4/19/2024

QUOTE

Allan Cantando
 Assistant General Manager
TO: Town of Discovery Bay
 1800 Willow Lake Road
 Discovery Bay, CA 94505

Cell (925) 628-6732
 Work (925) 308-9042
 acantando@todb.ca.gov

SUBJECT: Access Control System DKS -1838 for 4 Bathrooms

1	DOO - 1838-081 Controller:Access Controller (3000 Mem) Multi-Door	\$ 2,680.00
4	DOO - 1815-051 - Keypad:Weigand, Surface Mnt, SS Face Plate @ \$700.00 each	\$ 2,800.00
4	DOO - 2351-085 - Enclosure:Sm, Tracker Board, Wireless, 900Mhz.@ \$1,324.00 each	\$ 5,296.00
1	DOO - 2333-080 - Wireless Baseboard Kit, 915 MHz	\$ 810.00
1	DOO - 2332-080 - Wireless SystemDualCHRepeater, 900 MHz	\$ 752.00
1	DOO - 1800-080 Cellular Box:- initial programming and training - 3 months	\$ 2,100.00
1	DOO - 1514-014 - Antenna: Long Range Cellular (4G LTE)	\$ 150.00
	Installation of all electronics	\$ 3,850.00
	Walk Gates - UL -325 compliant - self closing - self latching and free exit.	
4	Level locks and electric strikes. Powder coat black @ \$4800.00 - includes install	\$ 19,200.00
	Restroom # 1 -Steel picket fencing to enclose the upper openings of the entire restroom areas (prevents anyone from climbing into the restrooms).	\$ 2,625.00
	Restroom # 1 -Enclosure of area to the roof peak	\$ 3,350.00
	Restroom # 2 -Steel picket fencing to enclose the upper openings of the entire restroom areas (prevents anyone from climbing into the restrooms).	\$ 2,625.00
	Restroom # 2 -Enclosure of area to the roof peak	\$ 3,350.00
	Removal and Disposal of existing gates	\$ 500.00
	Prevailing Wage Rate Cost	\$ 3,500.00

All steel fencing powder coated black

TOTAL PROJECT \$ 53,588.00
Deposit Required \$ 17,862.67
Balance Remaining \$ 35,725.33

Authorized Signature: _____ **Date:** _____

Terms: 1/3 Deposit - 1/3 Upon Delivery of Materials and Balance Upon Completion

WARRANTIES: 24 Months Service Warranty on materials and service under normal usage. Any damage caused by conditions outside of normal usage will be charged according to parts and labor.

QUOTE

G2-1



Construction West ---

Services, Inc.

Lie #964217

Town of Discovery Bay
1800 Willow Lake Road
Discovery Bay, Ca 94505
Martinez, CA 94553

April 17, 2024

Attention: Allan Canlondo

Re: Restroom repairs and modifications

Located at: Walter Cornell Park

CW029-24

Construction West is pleased to submit our proposal for the above-referenced project. Our proposal is based upon our site visit and information received

Scope of Work (two identical buildings, 4 restrooms)

Remove existing gates and patch concrete at posts

Furnish and install new steel gates and as requested. Gates painted with black enamel paint

Furnish and install new expanded metal screens to upper portion of block wall to complete a secured restroom, screens painted with black enamel to match gates.

Price for this work

\$38,857.00

Furnish and install new hardware as requested to open and lock gate with override, closer and panic hardware, includes power to new strike.

Lock set

Mechanical push button lever handle model:

Simplex LJOJ1 Mechanical Pushbutton Cylinder (Rical) Lever Lock, Combination Elliptical
011(1, 2-314" Backset, 1/2" Throw Latch

Panic hardware

Von Duprin model:

Model D11pril 22 £0 Panic Rim Exit Device

Closer

Norman, 7500 Door Closer

Electric strike and timer, TBD

Power to electric strike plate (surface mounted from existing lighting circuit)

Price for this work

\$19,608.00

Pressure wash interior and exterior of both buildings.

Price for this work

\$1,942.00

Paint interiors

Price for this work

\$4,338.00

Paint exteriors

Price for this work

\$5,182.00



Proposal

Access Door Solutions CA lic#884828
 235 Westlake Center #164
 Daly City, CA 94015

Date	Proposal #
3/27/2024	3656

650-766-0719
 650-290-8355 fax
 www.accessdoorsolutions.com
 scott@accessdoorsolutions.com

Name / Address

Lucas Electrical
 5402 Cherokee Way
 Antioch, CA 94531
 Attn: Nick

Job Location
 505 Discovery Bay Blvd

Description	Qty	Cost	Total
Cylindrical lock keypad reader CO100 in US26D finish	4	1,134.00	4,536.00T
24VDC electric strike	4	716.00	2,864.00T
Norton tri-- pack door closer in aluminum finish	4	418.00	1,672.00T
Power supply 24 Volt DC	2	395.00	790.00T
Programmable timer card	2	325.00	650.00T
Labor to install four cylindrical locksets and four door closers on the 4 gate doors to Restrooms. Install four electric strikes and two power supplies at 505 Discovery Bay Blvd on the 4 restroom entry gates.	20	225.00	4,500.00

This price includes a one year warranty on above material and labor.

Work by other's- The two gate doors to be prepped for cylindrical lockset with 2-3/4" backset. Two gate frames with prep for HES 5200 electric strike. Low voltage wiring from both gate frames to the power supplies. Low voltage wiring from electric strike to power supplies. 110 Volt circuit ran to the power supplies. Painting and patching. Keying of new locks to match the existing key system.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of

Subtotal \$15,012.00

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and become an extra charge over and above the proposal. All agreements contingent upon strikes, accidents, or delays beyond our control. Note this proposal may be withdrawn by us if not accepted within 60 days

Sales Tax (8.75%) \$919.80

Total \$15,931.80

Respectfully submitted _____

Acceptance of Proposal
 The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as follows net 30 days or by credit card 1.5% interest will be assessed on the balance after 30 days there will be a \$25 charge for all returned checks. Sign and fax to
 650-290-8355
 Signature _____ Printname _____ Date _____

DELTA FENCE CO. INCORPORATED®



PROPOSAL/CONTRACT

51036 - Revised

"WE'LL FENCE YOU IN-OR THEM OUT"
LICENSE NO. 470301

P.O. BOX 830
BRENTWOOD, CA 94513
PHONE 925-634-5990
FAX 925-634-0520

Proposal To: TOWN OF DISCOVERY BAY Address: 1601 DISCOVERY BAY BLVD City: DISCOVERY BAY State: CA ZIP: 94505 Attn: (acantando@todb.ca.gov)	Date: 4-19-24 Phone No.: 925-628-7906 Fax No.: Site Phone: PO Number: Job No.: Material Installed: <input checked="" type="checkbox"/> Material Only: <input type="checkbox"/>
Ship To: CORNEL PARK RESTROOMS Address: City: State: ZIP:	

Style of Fence: Chain Link Style of Fabric: Galvanized Line Post: -- Spaced: -- Set/Driven in Concrete: -- Terminal Posts Set in Concrete: Flanged Top: 1 5/8" OD Rail Brace Rail: -- Bottom: 1 5/8" OD Gate Frame/Swing: 1 5/8" OD Gate Frame/Slide: --	Overall Height: -- Gauge: 9 ga Mesh: 1" Knuckle-up: <input checked="" type="checkbox"/> Barb-up: <input type="checkbox"/>	Height of Fabric: -- Knuckle-up: <input checked="" type="checkbox"/> Barb-up: <input type="checkbox"/>
Required Deposit: \$7789.00		

156 Lin. Ft. Complete Chain Link 19" H + Gables Ends

Ea. Walk Gates:
Ea. Drive Gates:
Ea. Slide Gates:

End Posts:
Corner Posts:
Gate Posts:

Specials: Install Panels in all opening of existing restrooms with 1" mesh, galvanized chain link fabric.

Prevailing Wages

Customer responsible for repairs to underground lines should any be damaged during construction.

2ea Complete Erection Restrooms	\$25,964.00
Complete Erection	
Complete Removal	

Total Complete: \$25,964.00

Sketch
ON SITE - MR ALAN CANTANDO
925-308-9042

PRICES ARE GOOD FOR 30 DAYS ONLY

Acceptance: The above proposal when accepted by Credit and an officer of Delta Fence Co., Inc, of its main office, becomes two parties and is not subject to cancellation.

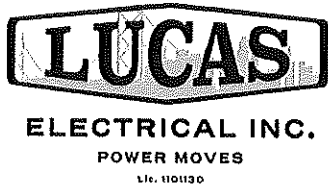
ACCEPTED – DELTA FENCE CO., INC

ACCEPTED-PLEASE SIGN AND RETURN W/DEPOSIT

X Steve Caldwell DATE: 4-19-24

X DATE:

ESTIMATE



Prepared For

Town of Discovery Bay Attn: Allan Cantando
1800 Willow Lake Road
Discovery Bay, Ca 94505-9376
(925) 634-1131

Lucas Electrical Inc

5402 Cherokee
Antioch, CA 94531
Phone: (925) 813-8188
Email: lucas.electrical@outlook.com
Fax: (925) 756-2556
Web: www.lucaselectricalantioch.com

Estimate # 24-26
Date 02/15/2024
Business / Tax # 92-0801123

Description	Total
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Electrical Wiring for Electric Release at Restroom Entry and Overhead Lighting Replacement	\$8,630.00
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Electrical for both bathroom buildings	\$8,630.00
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Scope of Work (SOW):

1. Electrical Installation for Restroom Buildings:

- * Execute the electrical installation for both restroom buildings, encompassing the setup of necessary infrastructure for the timer, release mechanism, and keypad.
- * Ensure compliance with all applicable electrical codes and safety standards throughout the installation process.

2. Overhead Lighting Replacement:

- * Remove and replace overhead lighting fixtures in both restroom buildings.
- * Install new fixtures with consideration for energy efficiency, optimal illumination, and aesthetic appeal.
- * Dispose of the old fixtures in accordance with environmental regulations.

Exclusions:

Fire suppression system and smoke detectors need to be installed by authorized vendor, fees,







